

C-3

C-4

M-1

Subject Property

C-4

10

M-1

C-4
SC

SC
M-1
sp

ZON04-00104



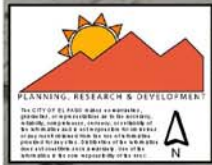


AIRWAY

Subject Property

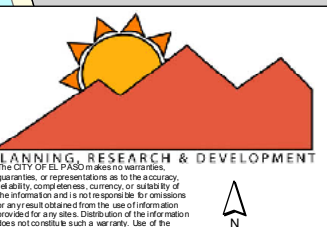


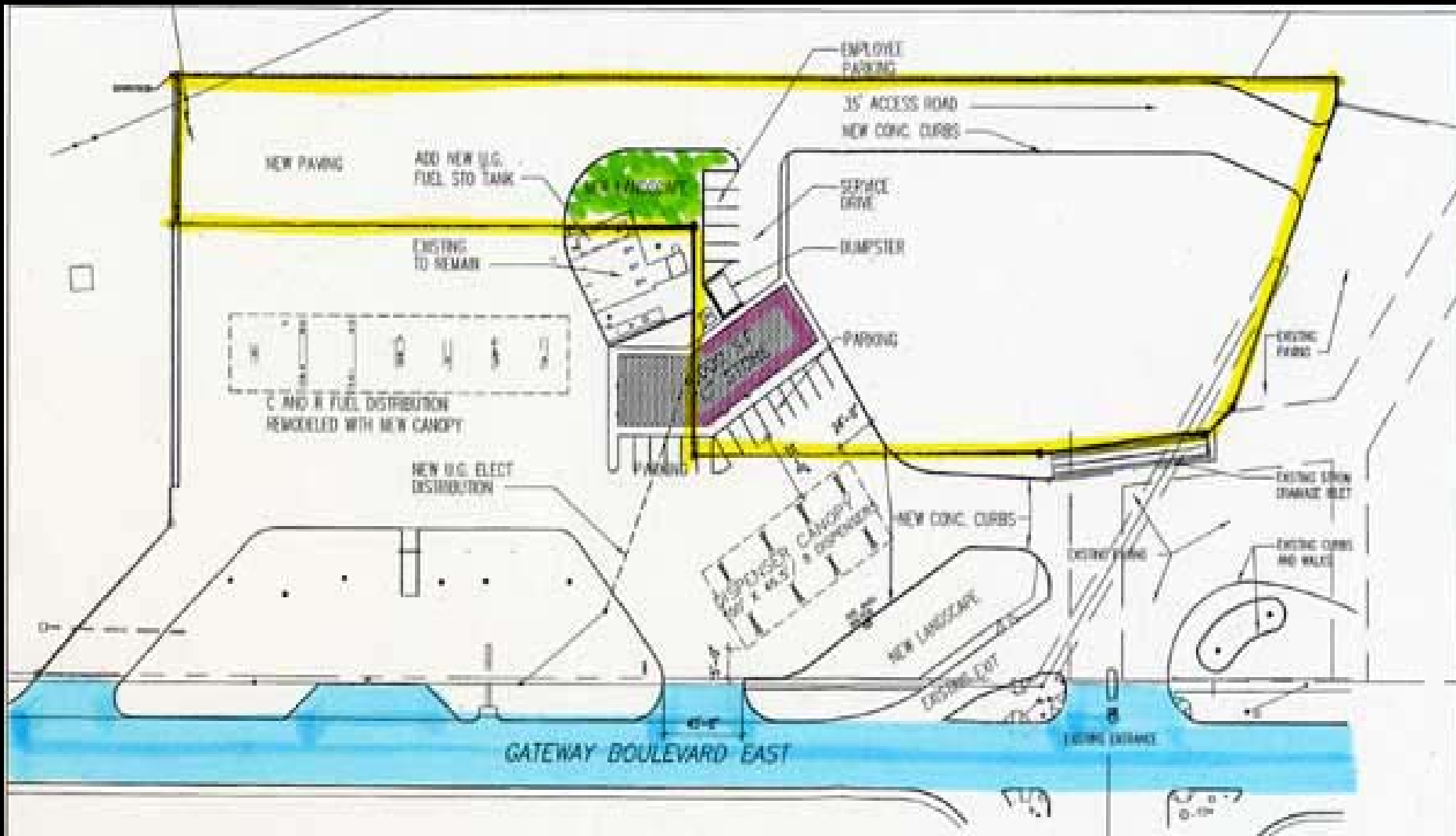
ZON04-00104





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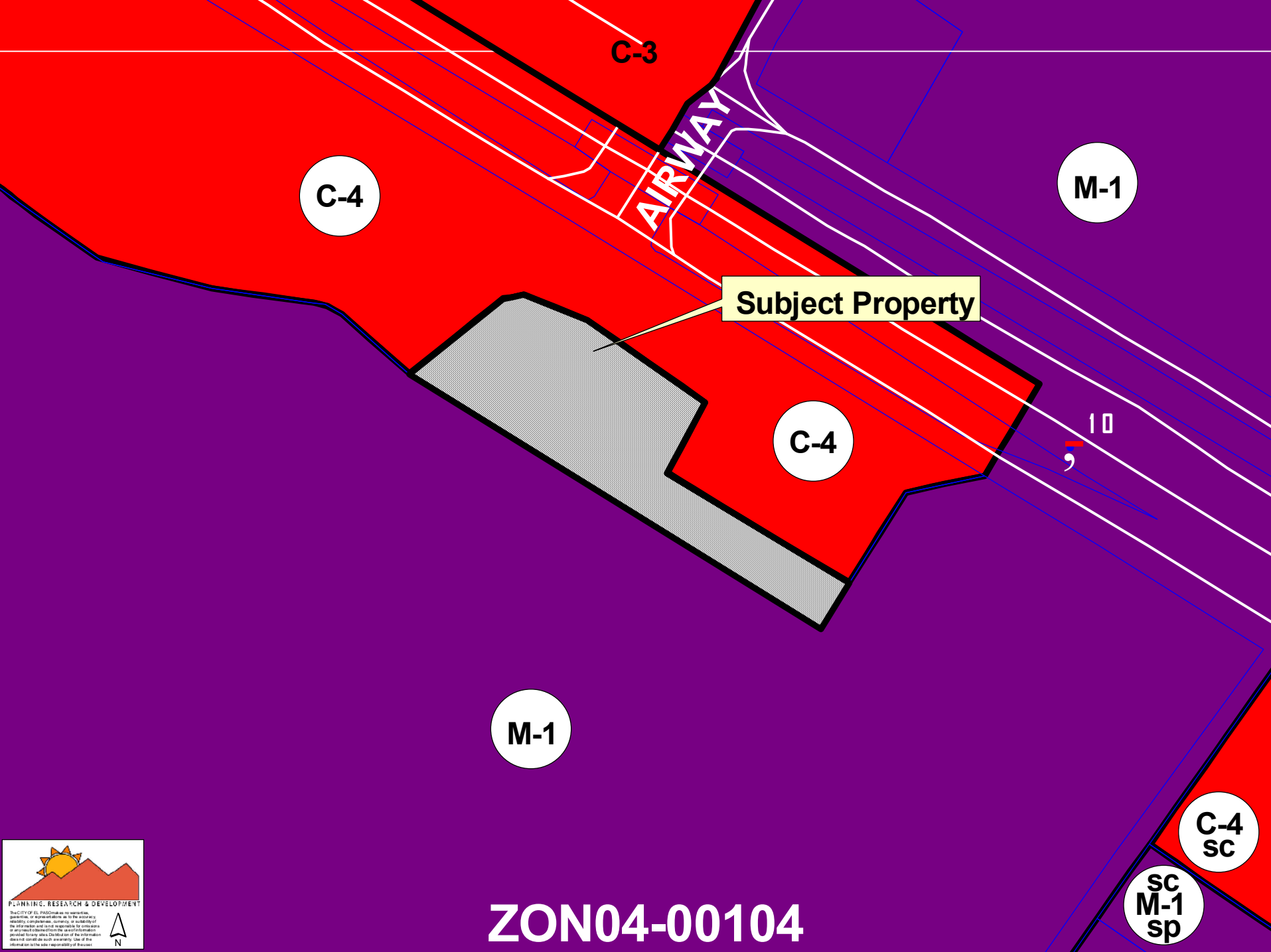




ZON04-00104







C-3

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sp

ZON04-00104



PLANNING, RESEARCH & DEVELOPMENT
The CITY OF ED. provides no warranty, representation, or endorsement as to the accuracy, reliability, completeness, currency, or suitability of the information and does not accept responsibility for any loss or damage resulting from the use of the information provided herein. Use of the information is at the user's sole responsibility.

"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator *FL*

SUBJECT: Council Agenda Item (Ordinances)
Introduction: September 28, 2004
Public Hearing: October 19, 2004

DATE: September 23, 2004

04 OCT 20 11:11

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

- A. AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 11B, BLOCK 2, ASCARATE GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: JACS PROPERTIES, INC. ZON04-00104 (DISTRICT 3)**

Office Use Only			
Mayor's Office (2 copies):	date: 9/24/04	time: 9:45 AM	by: [Signature]
Representative District 1:	date:	time:	by: [Signature]
Representative District 2:	date:	time:	by: [Signature]
Representative District 3:	date:	time:	by: [Signature]
Representative District 4:	date:	time:	by: [Signature]
Representative District 5:	date:	time:	by: [Signature]
Representative District 6:	date:	time:	by: [Signature]
Representative District 7:	date:	time:	by: [Signature]
Representative District 8:	date: 9/24/04	time: 9:45	by: [Signature]
City Attorney's Office:	date: 9/24/04	time: 10:45	by: [Signature]

C: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.; Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: September 23, 2004

TO: The Honorable Mayor and City Council
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator

SUBJECT: **ZON04-00104:** A portion of Tract 11B, Block 2, Ascarate Grant
LOCATION: South of Interstate Highway 10 and West of Hawkins Boulevard
REQUEST: From: M-1 (Light Manufacturing)
To: C-4 (Commercial)

The City Plan Commission (CPC), on September 2, 2004, voted **5 - 0** to recommend **APPROVAL** of rezoning the subject property from M-1 (Light Manufacturing) to C-4 (Commercial), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Staff Report

STAFF REPORT

Rezoning Case: ZON04-00104

Property Owner(s): JACS Properties, Inc.

Applicant(s): JACS Properties, Inc.

Representative(s): Kimley-Horn and Associates, Inc.

Legal Description: A portion of Tract 11B, Block 2, Ascarate Grant

Location: South of Interstate Highway 10 and West of Hawkins Boulevard

Representative District: # 3

Area: 1.95 Acres

Present Zoning: M-1 (Light Manufacturing)

Present Use: Commercial fueling station

Proposed Zoning: C-4 (Commercial)

Proposed Use: Commercial fueling station, commercial development

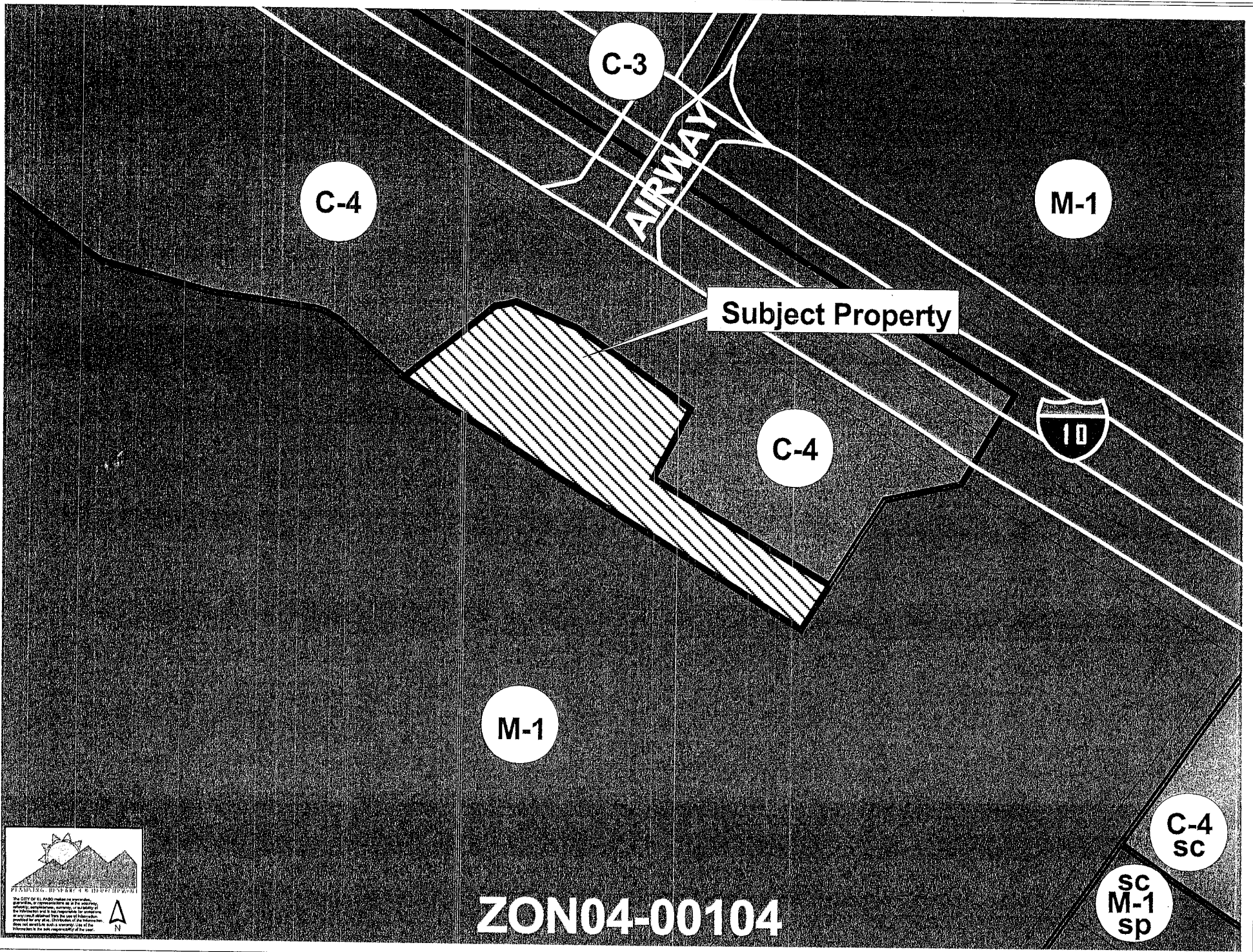
Surrounding Land Uses:

North -	C-4 (Commercial) / commercial development
South -	M-1 (Light Manufacturing) / vacant
East -	M-1 (Light Manufacturing) / vacant
West-	C-4 (Commercial) / commercial fueling station

Year 2025 Designation: **Industrial** (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, September 2, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #15



ZON04-00104

Zoning Case: ZON04-00104

General Information:

The applicant is requesting a rezoning from M-1 (Light Manufacturing) to C-4 (Commercial) in order to permit a commercial fueling station and commercial development. The property is 1.95 acres in size and is currently vacant. The proposed site plan shows a commercial fueling station and other commercial buildings to be located on the site. Access is proposed via Gateway Boulevard East. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from M-1 (Light Manufacturing) to C-4 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Lower Valley** Planning Area designates this property for **Industrial** land uses.

C-4 (Commercial) zoning permits a commercial fueling station and commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a commercial fueling station and commercial development be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

- A. BP&I does not object to the zone change and use.
- B. Commercial fueling station permitted in a C-4 zone.
- C. Parking, set backs, screening walls, etc. will be addressed during the plan review process.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

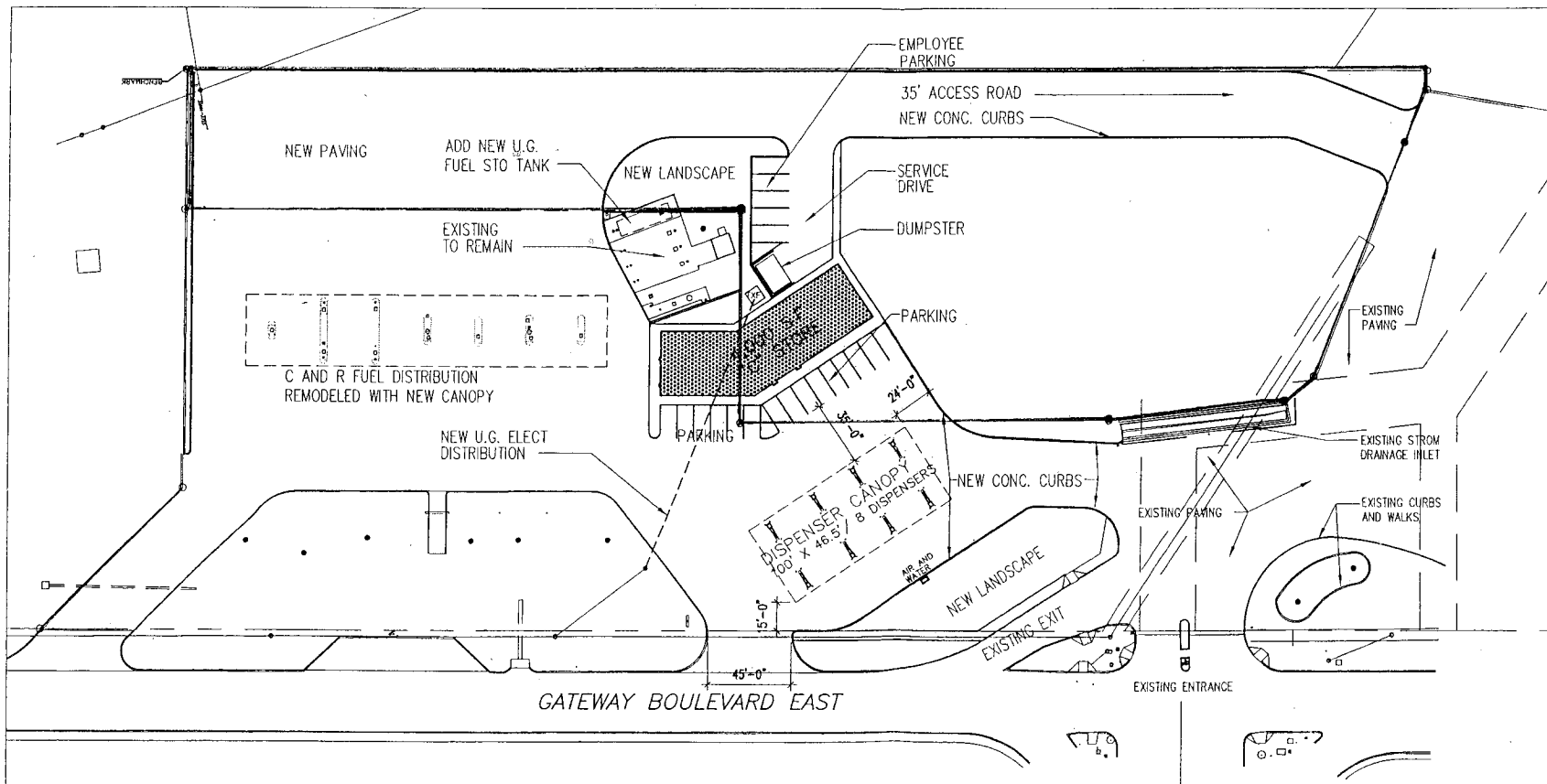
No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Industrial land uses.
- B. C-4 (Commercial) zoning permits a commercial fueling station and commercial development and is compatible with adjacent development.
- C. Submittal of a subdivision plat for approval by the City Plan Commission may be required for the subject property.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.



CONSULTANT	
AIRWAYS CHEVRON GATEWAY EAST	
TEXAS	
EL PASO	
PROJECT No.	DATE
0402	21 JUNE 04
MODIFIED SITE PLAN	
DD-1	

20204-00104

6-21
10451

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: **PLANNING DEPARTMENT**

DATE: **August 10, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **S of I-10 and Airways Blvd.**

ATTN: **Kimberly Forsyth, Fred Lopez, or
Jorge Rousselin, Urban Planners**

PROPOSED USE: **Commercial fueling station, commercial
development**

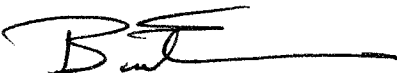
CASE NO.: **ZON04-00104**

PROPOSED ZONE: **C-4**

REQUEST: **Rezoning from M-14 to C-4**

LEGAL DESCRIPTION: **A portion of Tract 11B, Blk 2, Ascarate Grant.**

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks & wheel chair ramps will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel **41 B**.



Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: **3**

HME

DHCC Action:

Approved _____/_____/_____

W/ modifications _____

Denied _____/_____/_____ Reason _____

Tabled _____/_____/_____ Until _____/_____/_____, _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____, _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 11B, BLOCK 2, ASCARATE GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **M-1 (Light Manufacturing)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

Property description: A 1.951-acre portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 1.951-acre portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a brass cap found at the intersection of the southerly right-of-way of U.S. Interstate Highway No. 10 (May 27, 1963, Book 1739, Page 504, Deed Records, El Paso County, Texas) and the common boundary between Tract 11B, Block 2, Ascarate Grant and Lot 1, Block 1A, Eastside Industrial District Unit One Replat A (Book 51, Page 9, Plat Records, El Paso County, Texas); Thence, North 61°37'51" West, along said right-of-way, a distance of 476.60 feet to the common boundary between Tract 11B, Block 2, Ascarate Grant and Airway Commercial Park (Book 73, Page 52, Plat Records, El Paso County, Texas); Thence, South 73°12'43" West, along said boundary, a distance of 107.76 feet; Thence, South 28°22'38" West, continuing along said boundary, a distance of 148.66 feet to a ½" rebar found for the **POINT OF BEGINNING** of this description;

THENCE, South 28°22'38" West, a distance of 74.93 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, North 61°37'51" West, a distance of 671.09 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, North 28°22'09" East, a distance of 10.38 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the common boundary between Tract 11B, Block 2, Ascarate Grant and Airway Commercial Park;

THENCE, along said boundary, the following courses:

North 51°28'03" East, a distance of 30.73 feet to a set 5/8" rebar with cap marked "RPLS 4178";

North 49°41'55" East, a distance of 133.78 feet to a set 5/8" rebar with cap marked "RPLS 4178";

North 78°16'00" East, a distance of 20.43 feet to a set 5/8" rebar with cap marked "RPLS 4178";

South 67°48'08" East, a distance of 93.11 feet to a set 5/8" rebar with cap marked "RPLS 4178";

South 62°06'23" East, a distance of 202.15 feet to a found chiseled "X";

South 28°21'01" West, a distance of 113.37 feet to a found ½" rebar;

South 61°39'51" East, a distance of 300.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 1.951 acres (84,972 square feet) of land more or less.

NOTE: A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors



Robert R. Seipel, R.P.L.S.
President
Texas License No. 4178

Job Number 03-0014
March 24, 2003

REVISED: May 14, 2003

Exhibit "A"